



REAL PROPERTY DETAILS
Account 2522738 - Roll Year 2024

Owners	INDIAN RIVER COLONY CLUB INC
Mailing Address	1936 FREEDOM DR MELBOURNE FL 32940
Site Address	1462 GOLDRUSH AVE MELBOURNE FL 32940
Parcel ID	25-36-35-QE-A
Taxing District	430Y - VIERA/UNINCORP DISTRICT 4
Exemptions	NONE
Property Use	0913 - IMPROVED RESIDENTIAL COMMON AREA
Total Acres	2.87
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0040/0060
Subdivision	VIERA TRACTS "BB & V" PHASES 4 & 5 OF VIERA NORTH P.U.D.
Land Description	VIERA TRACTS "BB & V" PHASES 4 & 5 OF VIERA NORTH P.U.D. TRACT A RECREATION PURPOSES



VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$30	\$10	\$10
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$10	\$10	\$10
Assessed Value School	\$30	\$10	\$10
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$10	\$10	\$10
Taxable Value School	\$30	\$10	\$10

SALES / TRANSFERS

Date	Price	Type	Instrument
05/23/1997	--	QC	3679/4689
08/01/1995	--	QC	3499/2446

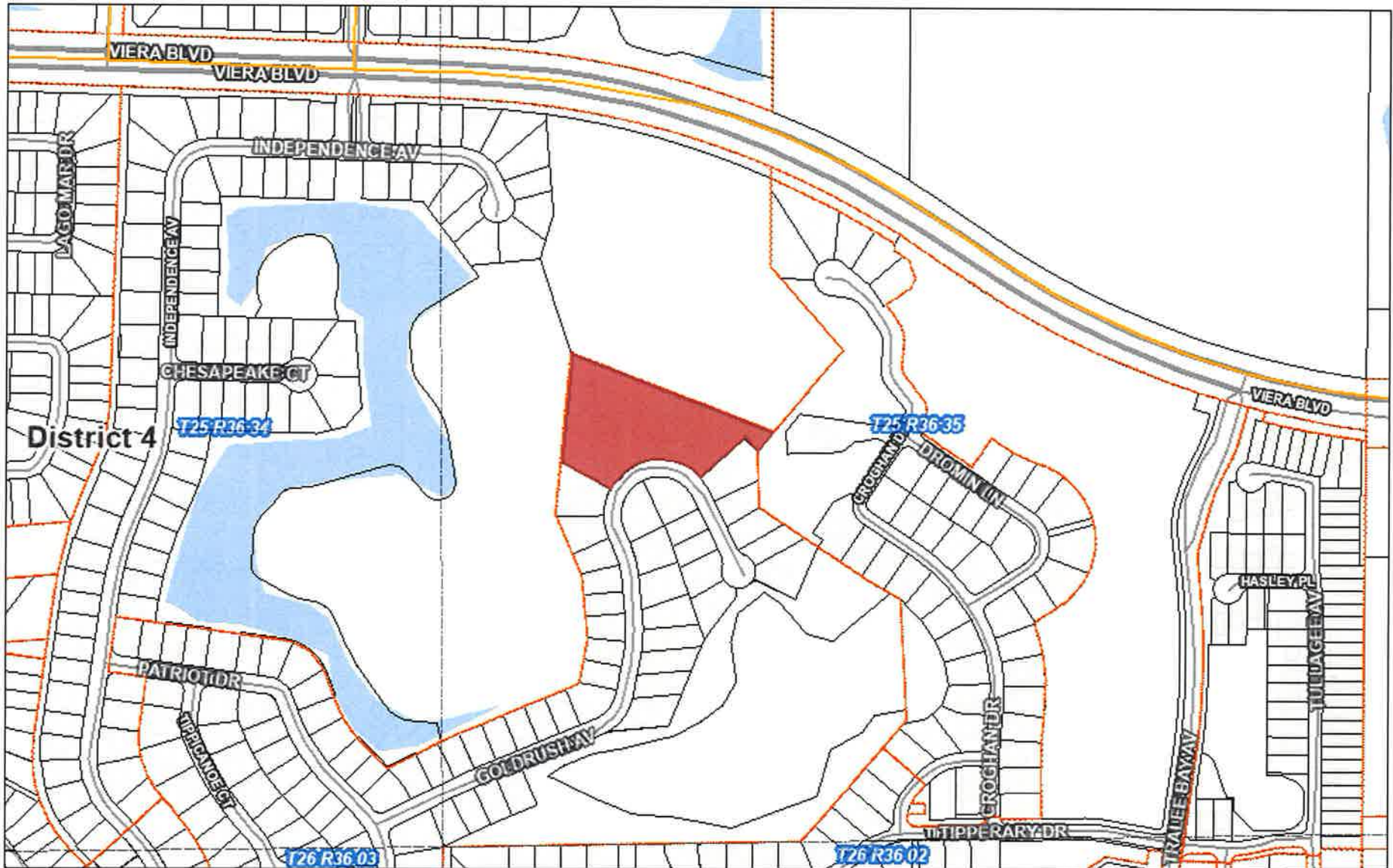
BUILDINGS

PROPERTY DATA CARD #1

Building Use: --

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1995
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	600	Fence - Chain Link 6'	1,076
Total Base Area	600		
Total Sub Area	600		

IRCC 24PUD00006

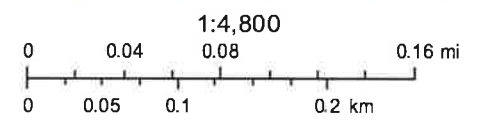


Public Works - Roadway

- County
- SBeach/Area of Critical State Concern

Street Label

- Commissioner Districts
- Section





7380 Murrell Road, Suite 201 | Viera, Florida 32940
P: 321.242.1200 | F: 321.253.1800 | VIERA.com

May 9, 2023
VIA ELECTRONIC MAIL

Tad Calkins, Director
Brevard County Planning & Development Services
2725 Judge Fran Jamieson Way
Building A – Room 119
Viera, FL 32940

Re: Tract A, Plat of VIERA TRACTS “BB&V”, PHASES 4 AND 5, OF VIERA NORTH P.U.D., Plat Book 40, Page 60, Public Records of Brevard County, Florida (the “**Platted Land**”), attached hereto as Exhibit “A”

CONFIRMATION OF ENTITLEMENT ALLOCATION UNDER THE
VIERA DRI DEVELOPMENT ORDER

Dear Mr. Calkins:

Pursuant to the 6th Minor Amendment of the North Viera PUD’s Preliminary Development Plan approved by Brevard County on January 15, 2020, this letter shall confirm that The Viera Company, as the master developer of Viera under the Viera DRI Development Order, approves of the of the proposed re-plat of Tract A, plat of Viera Tracts “BB&V”, Phases 4 and 5, of Viera North P.U.D., Plat Book 40, Page 60 as shown on the attached Exhibit “A”.

The proposed re-plat layout, provided by Allen Engineering, is attached hereto as Exhibit “B”. It is our understanding this will create 3 additional residential lots for the Indian River Colony Club subdivision. Given that no more than 309 residences have been constructed and the subdivision is built-out, the potential addition of 3 residences will not exceed the initial 321 residences initially entitled per the plat referenced above.

THE VIERA COMPANY

Todd J. Pokrywa, President

TJP/crs

Copies with exhibits:

- Jeffrey Ball, Brevard County (via email)
- Jane Hart, Brevard County (via email)
- Jay Decator, Esq., The Viera Company (via email)
- Karen Prosser, The Viera Company (via email)
- Dalton Wainwright, Allen Engineering (via email)

VIERA TRACTS "BB&V", PHASES 4 AND 5, OF VIERA NORTH P.U.D.

A SUBDIVISION OF PORTIONS OF SECTIONS 34 & 35, TOWNSHIP 25 SOUTH, RANGE 36 EAST AND SECTION 3, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

A copy of said plat is in Sections 24 and 35, Township 25 South, Range 36 East, and Section 3, Township 26 South, Range 36 East, Brevard County, Florida, more particularly described as follows:

Block of the northeast corner of Lot 112, Viera Tracts "BB & V", Phase 3, according to the plat thereof as recorded in Plat Book 30, Page 68 and 69 of the Public Records of Brevard County, Florida, shows the following: All portions along the northern line of said lots 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

RECORDS NOTES

- The following easements are required for the installation and maintenance of public utility, telephone and cable television systems.
 - A 10-foot wide easement adjacent to all Gas existing street rights of way.
 - A 7.50 foot wide easement adjacent to the left of Gas main.
 - A 7.50 foot wide easement adjacent to the right of Gas main.
- The easements are based on a zoning of R-1000000000 for the term of the life of the Public Utility, Telephone and Cable Television. The easements are recorded in Plat Book 30, Page 68 & 69 of the Public Records of Brevard County, Florida.
- An easement is granted to Brevard County and Volusia County for the installation and maintenance of public utility, telephone and cable television systems and systems for the term of the life of the Public Utility, Telephone and Cable Television. The easements are recorded in Plat Book 30, Page 68 & 69 of the Public Records of Brevard County, Florida.
- The minimum building setbacks are shown on all lots according to the zoning code. These setbacks are minimum setbacks of 25 feet or less. The minimum setbacks are shown on all lots according to the zoning code. These setbacks are minimum setbacks of 25 feet or less. The minimum setbacks are shown on all lots according to the zoning code. These setbacks are minimum setbacks of 25 feet or less.
- When more than one lot is included in a building site the estate number of the building site shall carry the site of address as described in paragraph 1 of this note. The following information of this note may not be contained in form a building site lot and shall apply to all lots 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- Plots "X" & "Y" are to be shown for reference purposes and are reserved to the Viera Community for maintenance and parking. The easements are recorded in Plat Book 30, Page 68 & 69 of the Public Records of Brevard County, Florida.
- Plot "Z" is to be reserved to the Viera Community, for recreation and parking, which may consist of various easements of the Viera Community Development District (V.C.D.D.).
- For the purposes of this plat, the site of address as described in paragraph 1 of this note shall carry the site of address as described in paragraph 1 of this note. The following information of this note may not be contained in form a building site lot and shall apply to all lots 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 5

VIERA TRACTS "BB&V", PHASES 4 AND 5, OF VIERA NORTH P.U.D.

PLAT BOOK 49 PAGE 61
SHEET 2 OF 3
SECTIONS 34&35, TWP. 25 S., RANGE 36 E.
& SECTION 3, TWP. 29 S., RANGE 36 E.

A SUBDIVISION OF PORTIONS OF SECTIONS 34 & 35,
TOWNSHIP 25 SOUTH, RANGE 36 EAST AND SECTION 3,
TOWNSHIP 29 SOUTH, RANGE 36 EAST, BREVARD
COUNTY, FLORIDA

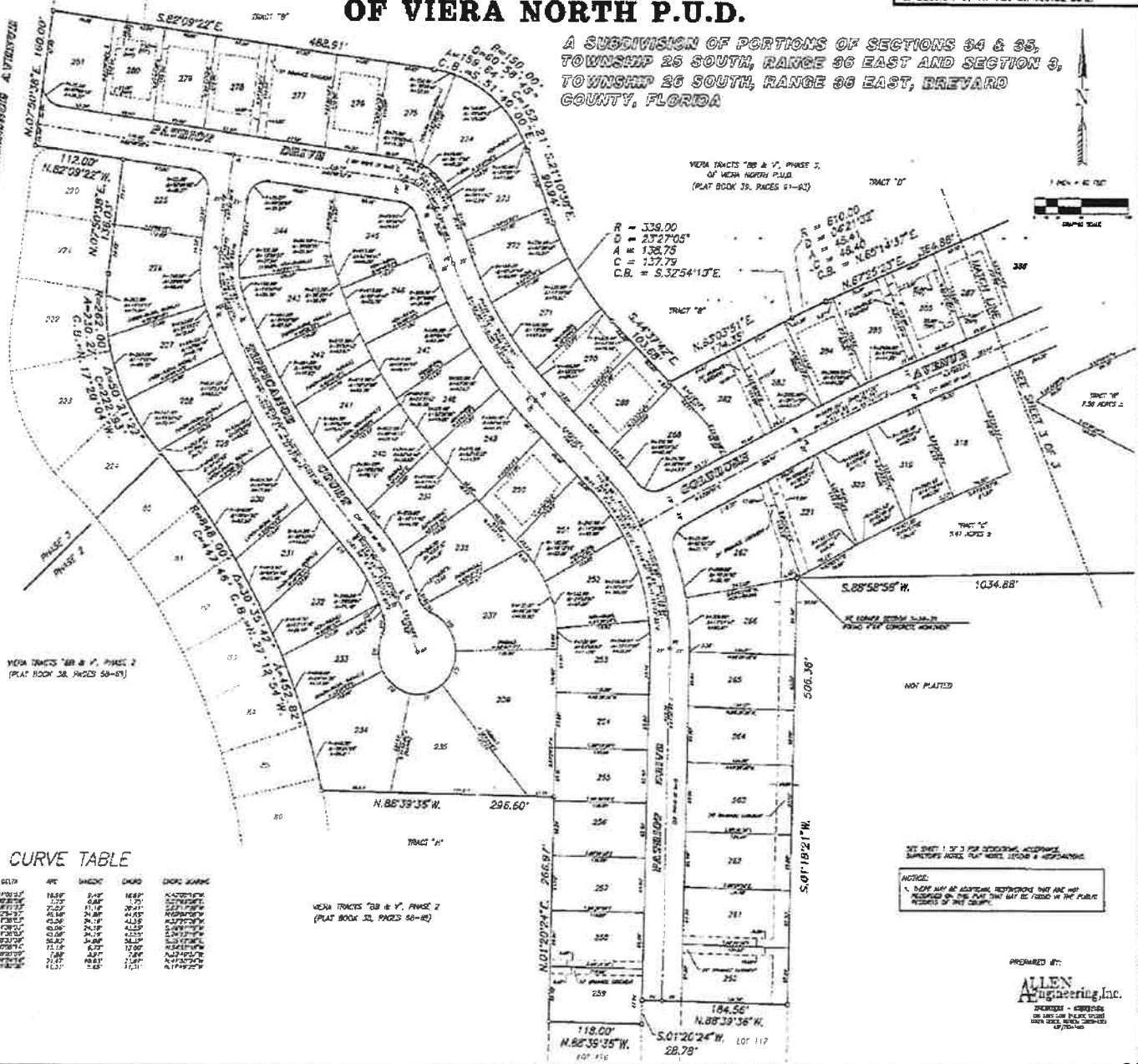
FROM NOTES TO & 4, PLAT 3, 2
OF VIERA NORTH P.U.D., PHASE 2,
(PLAT BOOK 38, PAGES 51-53)

HERTSBERG/COOPER/ROD A. VITKOVIC

VIERA TRACTS "BB & V", PHASE 3,
OF VIERA NORTH P.U.D.
(PLAT BOOK 39, PAGES 61-62)



R = 338.00
D = 272°05'
A = 138.75
C = 137.79
C.B. = S.32°54'13"E



VIERA TRACTS "BB & V", PHASE 2
(PLAT BOOK 38, PAGES 50-51)

CURVE TABLE

NO.	ARC	DELTA	4PC	CHORD	CHORD BEARING	CHORD BEARING
1	4.000	89°28'15"	3.47	4.000	N.89°28'15"W	N.89°28'15"W
2	8.000	178°56'30"	7.00	8.000	N.89°28'15"W	N.89°28'15"W
3	12.000	268°14'45"	11.00	12.000	N.89°28'15"W	N.89°28'15"W
4	16.000	357°43'00"	14.00	16.000	N.89°28'15"W	N.89°28'15"W
5	20.000	446°11'15"	17.00	20.000	N.89°28'15"W	N.89°28'15"W
6	24.000	534°39'30"	20.00	24.000	N.89°28'15"W	N.89°28'15"W
7	28.000	623°07'45"	23.00	28.000	N.89°28'15"W	N.89°28'15"W
8	32.000	711°36'00"	26.00	32.000	N.89°28'15"W	N.89°28'15"W
9	36.000	800°04'15"	29.00	36.000	N.89°28'15"W	N.89°28'15"W
10	40.000	888°32'30"	32.00	40.000	N.89°28'15"W	N.89°28'15"W
11	44.000	977°00'45"	35.00	44.000	N.89°28'15"W	N.89°28'15"W
12	48.000	1065°29'00"	38.00	48.000	N.89°28'15"W	N.89°28'15"W
13	52.000	1153°57'15"	41.00	52.000	N.89°28'15"W	N.89°28'15"W
14	56.000	1242°25'30"	44.00	56.000	N.89°28'15"W	N.89°28'15"W
15	60.000	1330°53'45"	47.00	60.000	N.89°28'15"W	N.89°28'15"W
16	64.000	1419°22'00"	50.00	64.000	N.89°28'15"W	N.89°28'15"W
17	68.000	1507°50'15"	53.00	68.000	N.89°28'15"W	N.89°28'15"W
18	72.000	1596°18'30"	56.00	72.000	N.89°28'15"W	N.89°28'15"W
19	76.000	1684°46'45"	59.00	76.000	N.89°28'15"W	N.89°28'15"W
20	80.000	1773°15'00"	62.00	80.000	N.89°28'15"W	N.89°28'15"W

VIERA TRACTS "BB & V", PHASE 2
(PLAT BOOK 38, PAGES 50-51)

NOTICE:
1. SHOW ALL ADJACENT RECORDS THAT ARE NOT
RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC
RECORDS OF THIS COUNTY.

PREPARED BY:
ALLEN
Engineering, Inc.
REGISTERED - ENGINEERS
IN AND FOR THE STATE OF
FLORIDA LICENSE NO. 12000

PLAT BOOK 40 PAGE 89
 SHEET 3 OF 3
 SECTIONS 34&35, TWP. 25 S., RANGE 36 E.
 & SECTION 33, TWP. 25 S., RANGE 36 E.

VIERA TRACTS "BB&V", PHASE 3
 OF VIERA NORTH P.U.D.
 PLAT BOOK 39, PAGES 91-93

TRACT "E"

**VIERA TRACTS "BB&V",
 PHASES 4 AND 5,
 OF VIERA NORTH P.U.D.**

A SUBDIVISION OF PORTIONS OF SECTIONS 34 & 35,
 TOWNSHIP 25 SOUTH, RANGE 36 EAST,
 BREVARD COUNTY, FLORIDA

VIERA TRACTS "BB&V", PHASE 3
 OF VIERA NORTH P.U.D.
 PLAT BOOK 39, PAGES 91-93

TRACT "D"

TRACT "B"
 7.56 ACRES ±

TRACT "C"
 5.41 ACRES ±

SEE SHEET 1 OF 3 FOR DESCRIPTIONS, ACCORDANCES,
 SURVEYOR'S NOTES, PLAT NOTES, LEGEND AND ABERRATIONS.

NOTICE:
 THERE MAY BE ADDITIONAL ACCORDANCES THAT ARE NOT RECORDED
 ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF
 THIS COUNTY.

PREPARED BY:
ALLEN
 Engineering, Inc.
 BOWEN - CENTER
 2000 W. STATE ROAD 60
 DEERFIELD BEACH, FL 33442

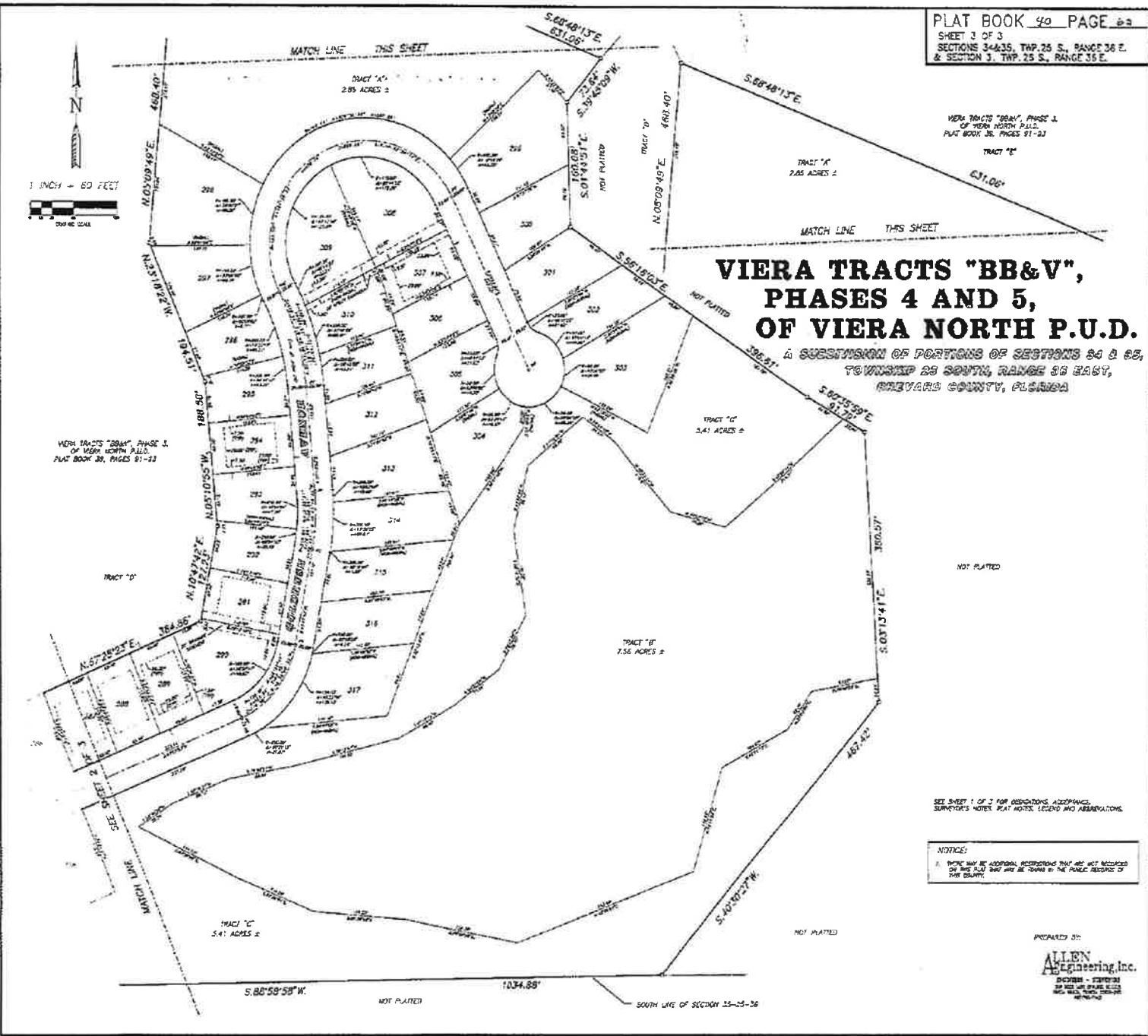
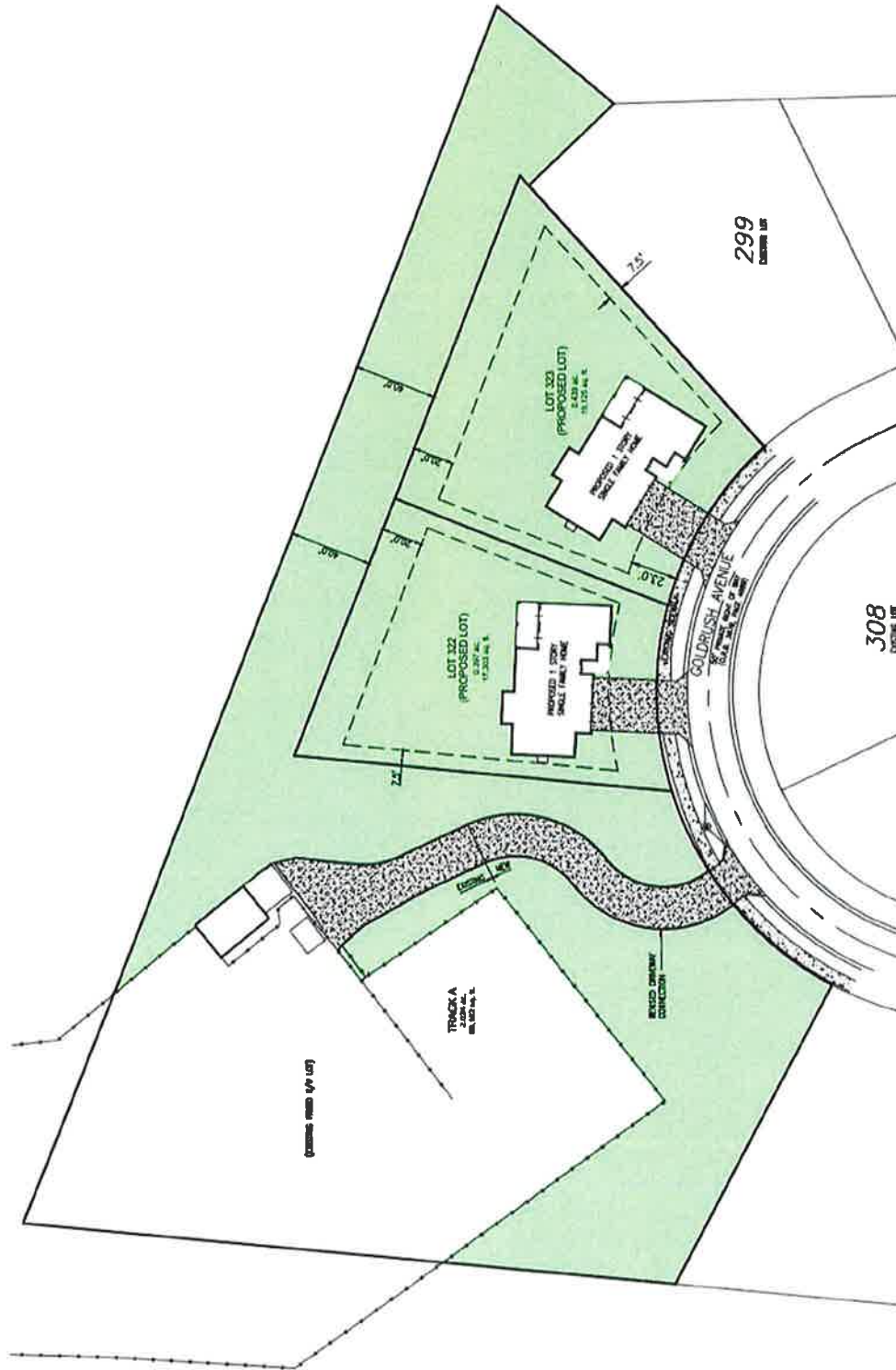


EXHIBIT "B"

Proposed Re-Plat of Tract A, Plat of Viera Tracts "BB&V", Phases 4 and 5, of Viera North P.U.D., Plat Book 40, Page 60, Public Records of Brevard County, Florida



ALLEN ENGINEERING, INC.

CIVIL ENGINEERS • SURVEYORS

106 Dixie Lane • Cocoa Beach, FL 32931 • Tel: 321-783-7443 • Fax: 321-783-5902 • www.AllenEng.net

September 18th, 2024

Brevard County
Planning & Development Department
2725 Judge Fran Jamieson Way
Building A, Room 115
Viera, FL 32940

Re: North Viera PUD – Amendment #7

To whom it may concern,

Allen Engineering is in receipt of comments requesting additional information from the County for the above referenced submittal dated July 22nd, 2024. The resubmittal package includes the following:

- Viera North PUD Preliminary Development Plan
- Preliminary Development Plan of Tract A
- Entitlement Letter

Comments have been addressed as noted below.

PLANNING & ZONING

1. Update the Viera North PUD 2020 Preliminary Development Plan
 - a. Tract A 2.86 AC (IRCC) noted as Neighborhood Parks. Update the acreage devoted as Neighborhood Park – open space reduction of 1.12 acres
 - b. See attached North Viera PDP. We have circled areas with notes of requested revisions.

The Viera North PUD Preliminary Development Plan has been revised per the agreed upon markup that was sent via email from Trina Gilliam on 8/22/24 to Dalton Wainwright.

Note that neighborhood park-open space has been reduced by 0.84 acres per changes made to address Comment #2.

2. PDP submittal for IRCC indicated 2 single-family residential units however proposed open space Tract 1A has no connective to open space Tract A. Please address.

Please see revised preliminary development plan for Tract A. Tract 1A has been deleted. Tract A now runs along the rear of the proposed lots. The County stated that the minimum allowable width is 40', that requirement is met.

3. Exhibit "B" in Entitlement Letter to County shows proposed Re-Plat of Tract A with three new lots and no open space Tract 1A. Please ensure Exhibit "B" matches proposed PDP

Exhibit B of the entitlement letter revised accordingly.

Hopefully we have included everything to address the County's comments. If you need anything else or if you have any questions, please do not hesitate to reach out. Thank you in advance.

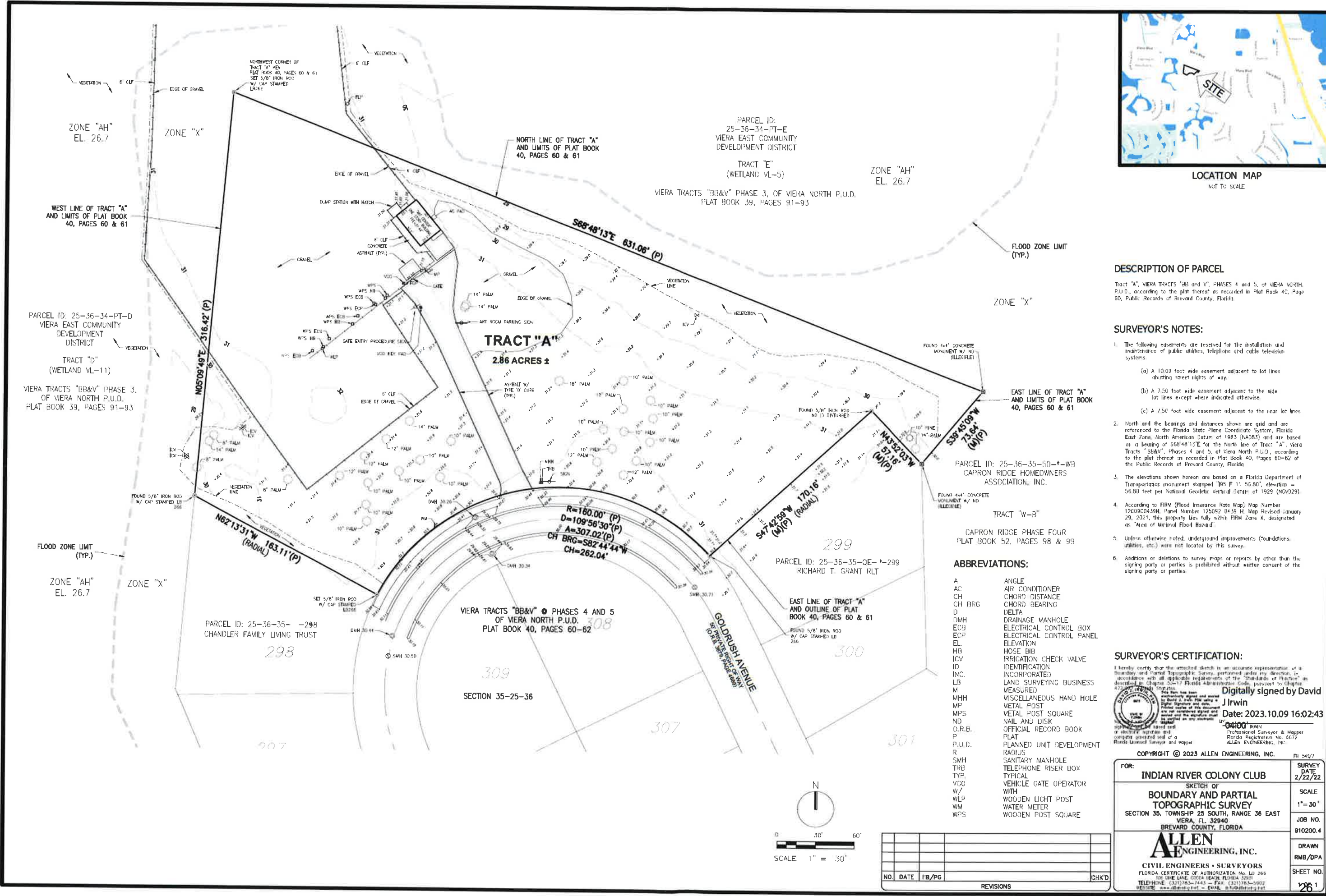
Regards,

Dalton Wainwright

Dalton J. Wainwright, P.E.



LOCATION MAP
NOT TO SCALE



DESCRIPTION OF PARCEL
Tract "A", VIERA TRACTS "BB and V", PHASES 4 and 5, of VIERA NORTH P.U.D., according to the plat thereof as recorded in Plat Book 40, Page 60, Public Records of Brevard County, Florida

- SURVEYOR'S NOTES:**
- The following easements are reserved for the installation and maintenance of public utilities, telephone and cable television systems:
 - (a) A 10.00 foot wide easement adjacent to lot lines abutting street rights of way.
 - (b) A 7.50 foot wide easement adjacent to the side lot lines except where indicated otherwise.
 - (c) A 7.50 foot wide easement adjacent to the rear lot lines.
 - North and the bearings and distances shown are grid and are referenced to the Florida State Plane Coordinate System, Florida East Zone, North American Datum of 1983 (NAD83) and are based on a bearing of 568°48'13"E for the north line of Tract "A", Viera Tracts "BB&V", Phases 4 and 5, of Viera North P.U.D., according to the plat thereof as recorded in Plat Book 40, Pages 60-62 of the Public Records of Brevard County, Florida
 - The elevations shown herein are based on a Florida Department of Transportation monument stamped 195 F 11 56.80', elevation = 56.80 feet per National Geodetic Vertical Datum of 1929 (NGVD29)
 - According to FIRM (Flood Insurance Rate Map) Map Number 12009C0439H, Panel Number 12092 04-39 H, Map Revised January 29, 2021, this property lies fully within FIRM Zone X, designated as "Area of Minimal Flood Hazard"
 - Unless otherwise noted, underground improvements (foundations, utilities, etc.) were not located by this survey.
 - Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

ABBREVIATIONS:

- A ANGLE
- AC AIR CONDITIONER
- CH CHORD DISTANCE
- CH BRG CHORD BEARING
- D DELTA
- DMH DRAINAGE MANHOLE
- ECB ELECTRICAL CONTROL BOX
- ECP ELECTRICAL CONTROL PANEL
- EL ELEVATION
- HB HOSE BIB
- ICV IRRIGATION CHECK VALVE
- ID IDENTIFICATION
- INC. INCORPORATED
- LB LAND SURVEYING BUSINESS MEASURED
- M MISCELLANEOUS HAND HOLE
- MP METAL POST
- MPS METAL POST SQUARE
- ND NAIL AND DISK
- O.R.B. OFFICIAL RECORD BOOK
- P PLAT
- P.U.D. PLANNED UNIT DEVELOPMENT
- R RADIUS
- SMH SANITARY MANHOLE
- TRB TELEPHONE RISER BOX
- TYP. TYPICAL
- VCO VEHICLE GATE OPERATOR
- W WITH
- WLP WOODEN LIGHT POST
- WM WATER METER
- WPS WOODEN POST SQUARE

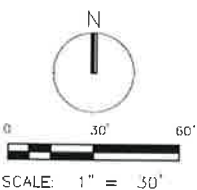
SURVEYOR'S CERTIFICATION:
I hereby certify that the attached sketch is an accurate representation of a boundary and partial topographic survey, performed under my direction, in accordance with all applicable requirements of the "Standards of Practice" as described in Chapter 600.7 Florida Administrative Code, pursuant to Chapter 475 Florida Statutes.

Digitally signed by David J Irwin
Date: 2023.10.09 16:02:43

DAVID J IRWIN
Professional Surveyor & Mapper
Florida Registration No. 6672
ALLEN ENGINEERING, INC.

COPYRIGHT © 2023 ALLEN ENGINEERING, INC. PR 549/2

FOR:	INDIAN RIVER COLONY CLUB	FR 549/2
SKETCH OF:	BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY	SURVEY DATE: 2/22/22
SECTION 35, TOWNSHIP 25 SOUTH, RANGE 36 EAST	VIERA, FL. 32940	SCALE: 1" = 30'
BREVARD COUNTY, FLORIDA		JOB NO. 910200.4
ALLEN ENGINEERING, INC.	CIVIL ENGINEERS • SURVEYORS	DRAWN: RMB/DPA
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 266	THE STATE ENGINEER, BREVARD COUNTY, FLORIDA	SHEET NO. 26 1
TELEPHONE: (321)785-7445 - FAX: (321)785-5902	WEBSITE: www.alleneng.com - EMAIL: info@alleneng.com	

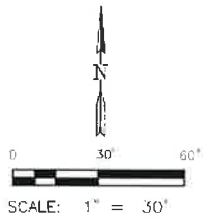


NO.	DATE	FB/PG	CHK'D

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LOCATION MAP
NOT TO SCALE



LEGEND:
 ——— PROPERTY LINE
 - - - - - SETBACK LINE



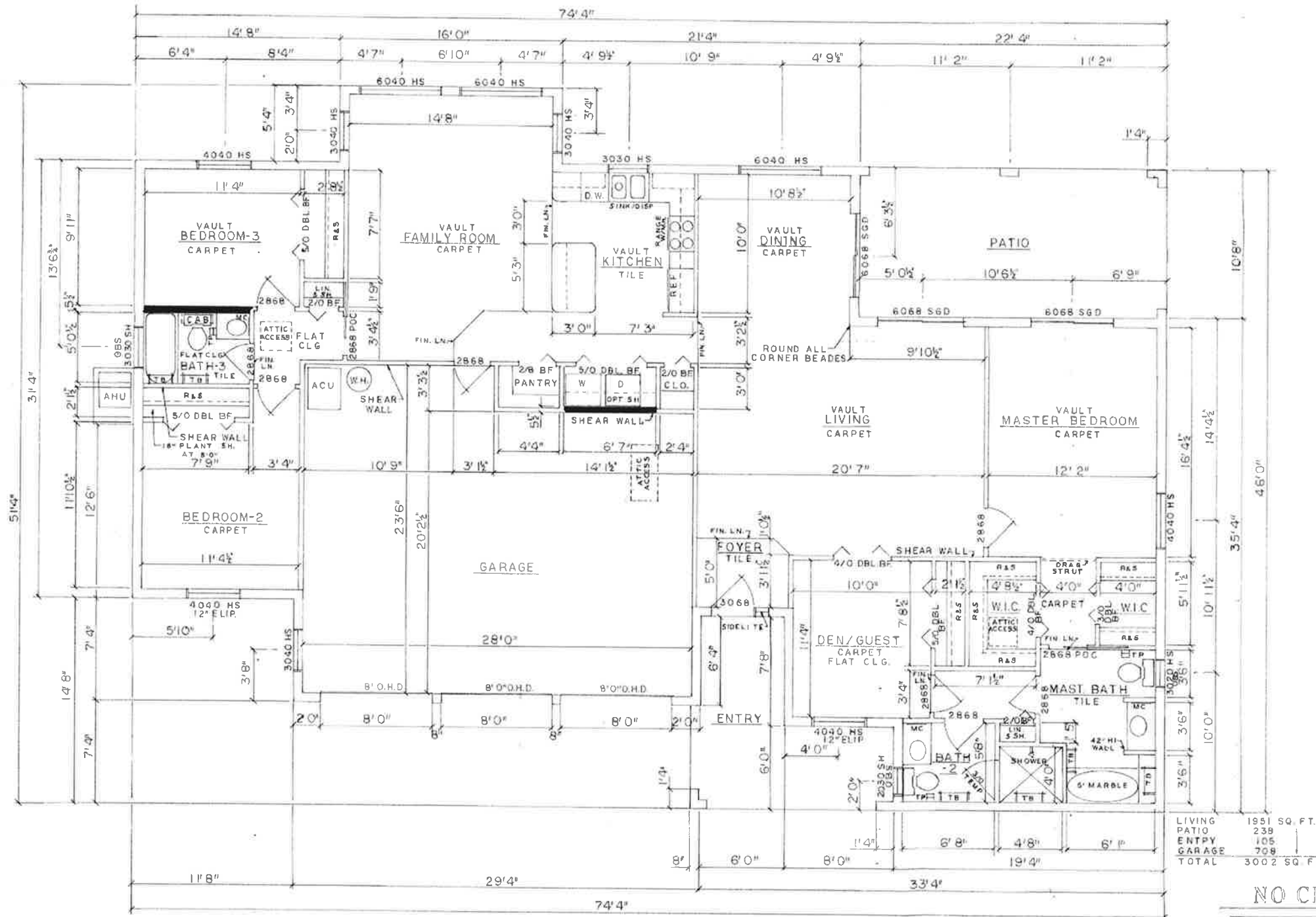
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NO.	DATE	REVISIONS	BY	CHK'D

ISSUED FOR REVIEW	FOR: INDIAN RIVER COLONY CLUB	DATE: 09/07/23
	TRACTA, VIERA TRACTS 'BB & V', PHASES 4 AND 5, OF VIERA NORTH P.U.D., PLAT BOOK 40, PAGE 80, VIERA, FLORIDA	SCALE: 1"=30'
 CIVIL ENGINEERS • SURVEYORS <small>FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 266 105 DUNE LANE, COCOA BEACH, FLORIDA 32931 TELEPHONE: (321)783-7443 - FAX: (321)783-5802 WEBSITE: www.alleneng.net - EMAIL: info@alleneng.net</small>	PRELIMINARY DEVELOPMENT PLAN	JOB NO.: 910200.4
		DRAWN: DPA
		SHT. NO.: C-1
		27



FLOOR PLAN

1/4" = 1'-0"

LIVING	1951 SQ. FT.
PATIO	239
ENTRY	105
GARAGE	709
TOTAL	3002 SQ. FT.

NO CHANGES AFTER CUT OFF DATE

CUT OFF DATE!!

CUSTOMER SIGNATURE: _____ CUSTOMER NAME: _____

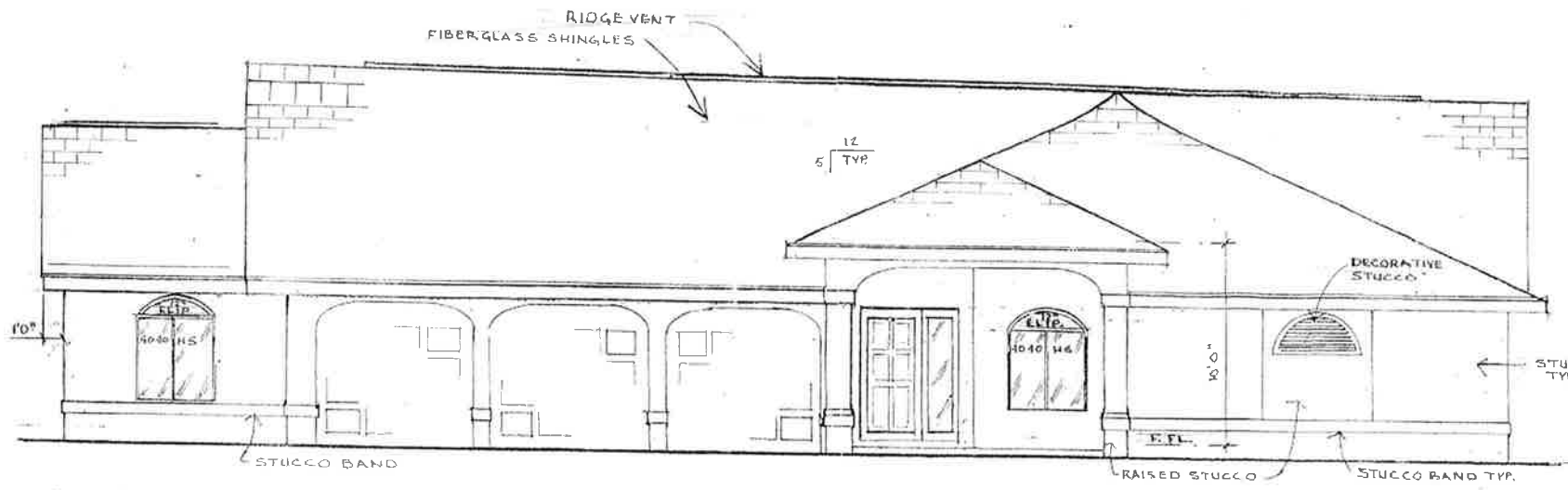
SIGNATURE DATE: _____ LOT # _____

INDIAN RIVER COLONY CLUB, INC.
6205 MURRELL RD.
Melbourne, FL 32940
(407) 255-6000

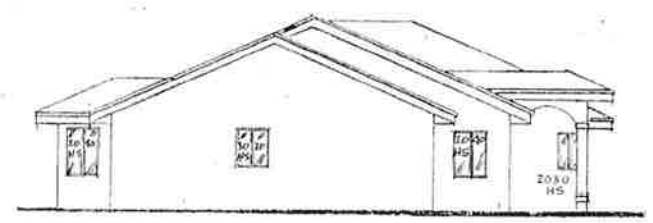
THE MONTEPELLIER REV. FLOOR PLAN

REVISIONS:

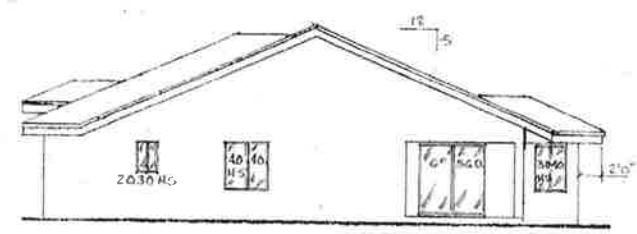
PG 2
OF 5



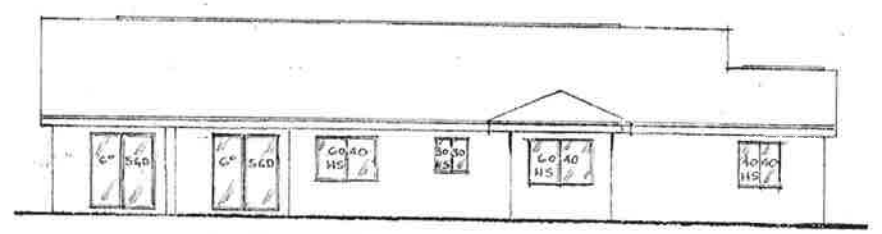
FRONT ELEVATION 1/2" = 1'-0"



LEFT ELEV.

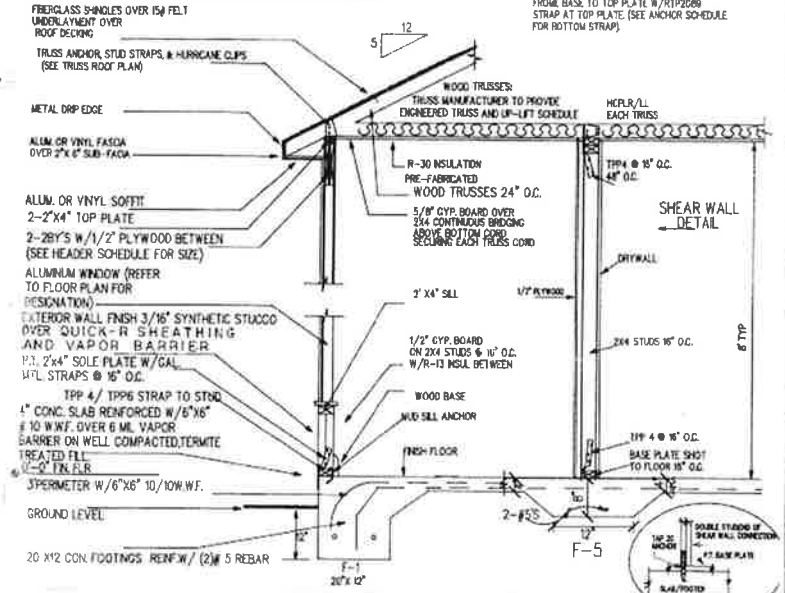


RIGHT ELEV.

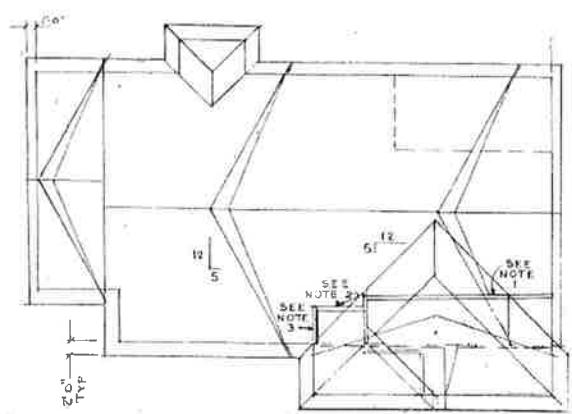


REAR ELEVATION 1/8" = 1'-0"

NOTE: ALL ANCHORS ARE TO BE SOUTHEASTERN METALS UNLESS OTHERWISE NOTED. ALL NAILING AND BOLTING AS PER MANUFACTURER SPECS.



NOTE: GABLE END WALL TO BE 2X6 BALLON FRAME FROME BASE TO TOP PLATE W/RT2008 STRAP AT TOP PLATE (SEE ANCHOR SCHEDULE FOR BOTTOM STRAP)



ROOF PLAN NTS

- NOTES:
1. TALL WALL HEIGHT 10'-2 1/4" - WITH 16" GARAGE EXTENSION: HEIGHT 10'-6"
 2. TALL WALL HEIGHT 9'-6 1/4" - WITH 16" GARAGE EXTENSION: HEIGHT 9'-9 3/4"
 3. TALL WALL HEIGHT 10'-1 1/4"

PLAN HAS BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM DESIGN LOADS OF 1606, 1994 OF THE STANDARD BLDG. CODE

NO CHANGES AFTER CUT OFF DATE!!

CUT OFF DATE!

CUSTOMER SIGNATURE: _____ CUSTOMER NAME: _____

SIGNATURE DATE: _____ LOT # _____

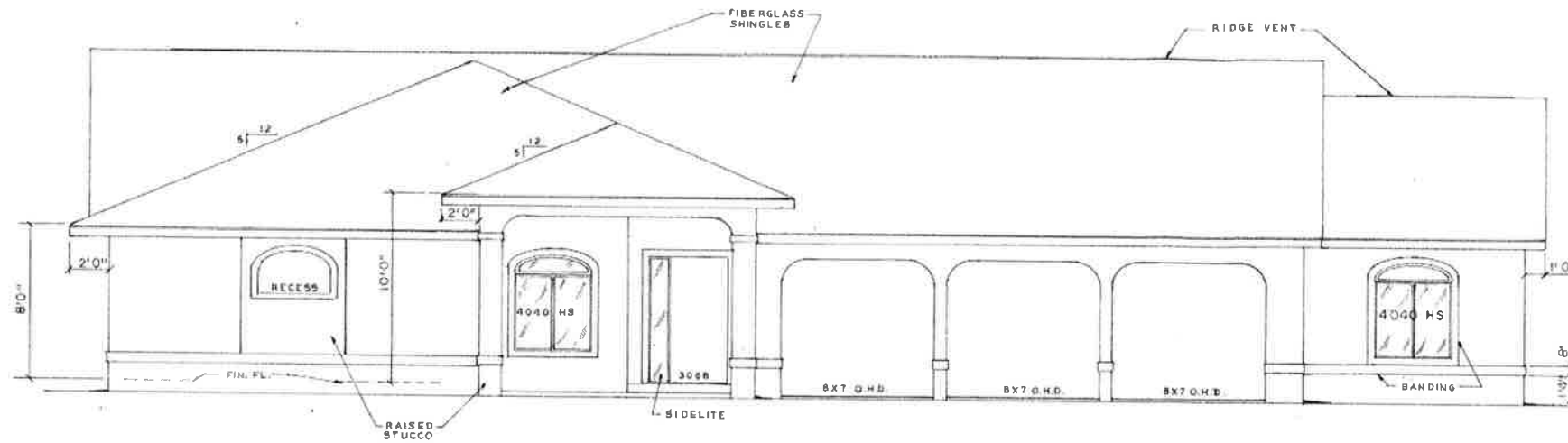
INDIAN RIVER COLONY CLUB, INC.
6205 MURRELL RD.
Melbourne, FL 32940
(407) 255-6000

THE MONTEPELLIER
ELEVATION
REVERSE

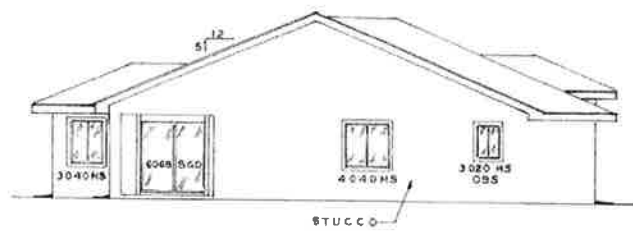
REVISIONS:

PG. 1 OF 4 FOUNDATION
PG. 2 OF 4 FLOOR PLAN
PG. 3 OF 4 ELEVATION
PG. 4 OF 4 ELECT./HVAC PLUMBING

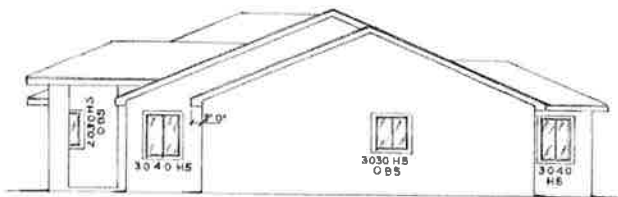
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OF 4



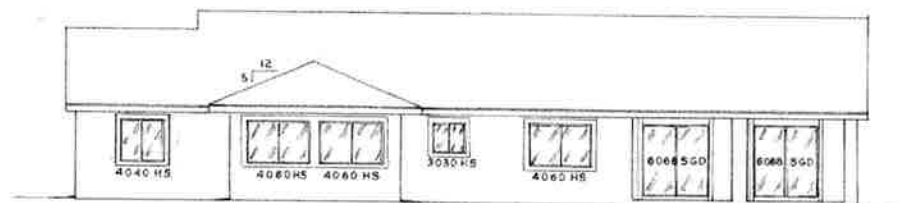
FRONT ELEVATION SCALE 1/4" = 1'-0"



LEFT SCALE 1/8" = 1'-0"



RIGHT



REAR

INDIAN RIVER COLONY CLUB, INC.
6205 MURRELL RD.
Melbourne, FL 32940
(407) 255-6000

THE MONTEPELIER
ELEVATION

DATE:

DRAWN BY:

REVISIONS:

NO CHANGES AFTER CUT OFF DATE

CUT OFF DATE!!

CUSTOMER SIGNATURE: _____ CUSTOMER NAME: _____

SIGNATURE DATE: _____ LOT # _____

PG 3
OF 5